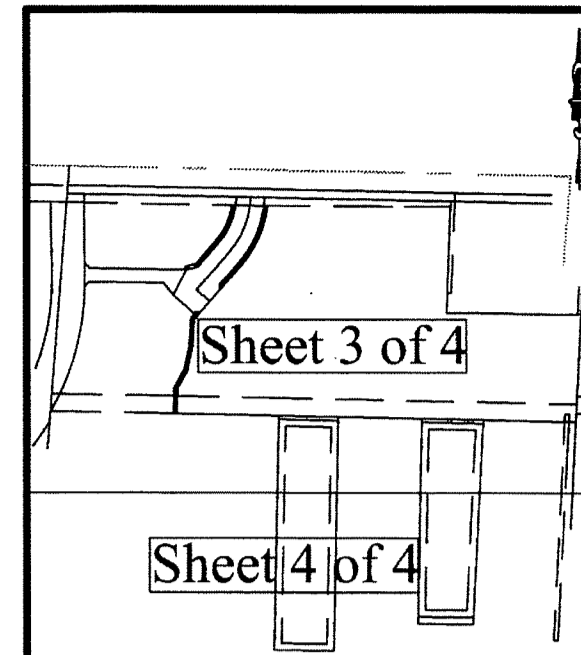


Toscana Isles P.U.D. - Plat I

Being a replat of a portion of the amended plat of the Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida



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State of Florida
County of Palm Beach
This Plat was filed for record at 10:47 AM on this 23 day of March A.D. 2013, and duly recorded in Plat Book 116, on Pages 155 and 156.
Sharon R. Bock
Clerk and Comptroller
By: A. Allen
Deputy Clerk

Sheet 1 of 4

Dedication and Reservations:

KNOW ALL MEN BY THESE PRESENTS that Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, authorized to transact business in Florida, the owner of the land shown hereon as **Toscana Isles P.U.D. - Plat I**, being a replat of a portion of the **Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East**, as recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 12-45-42, as established and monumented by the Palm Beach County Engineering Department;
Thence, South 04°29'07" West, along the West line of said Section 12, a distance of 80.14 feet to the point of intersection of the South right-of-way line of Lake Worth Drainage District Canal L-18, as recorded in Official Records Book 7511, Page 1952, of the Public Records of Palm Beach County, Florida, and the **Point of Beginning**;
Thence, South 89°00'25" East, a distance of 4.77 feet;
Thence, South 88°50'23" East, a distance of 1093.78 feet to a point on the West line of Tract 3, of said **Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East**;
The previous two courses being coincident with the South right-of-way line of Lake Worth Drainage District Canal L-18, as recorded in Official Records Book 7511, Page 1952, of the Public Records of Palm Beach County, Florida;
Thence, South 02°19'29" West, along said West line, a distance of 316.08 feet;
Thence, South 89°12'21" East, a distance of 385.72 feet to a point on the West line of **Hypoluxo Village M.U.P.D.**, according to the plat thereof, as recorded in Plat Book 95, Pages 189-190, of the Public Records of Palm Beach County, Florida;
Thence, South 02°52'11" West, along the West line of said **Hypoluxo Village M.U.P.D.**, and the Southerly extension thereof, a distance of 307.04 feet;
Thence, North 88°51'50" West, a distance of 265.12 feet; Thence, South 02°52'11" West, a distance of 582.99 feet;
Thence, North 89°35'07" West, a distance of 159.39 feet; Thence, North 01°08'10" East, a distance of 584.73 feet;
Thence, North 88°51'50" West, a distance of 240.00 feet; Thence, South 01°08'10" West, a distance of 667.07 feet;
Thence, North 89°19'20" West, a distance of 171.58 feet; Thence, North 01°0'08" East, a distance of 668.45 feet;
Thence, North 88°51'50" West, a distance of 301.53 feet; Thence, North 01°08'10" East, a distance of 72.19 feet;
Thence, North 28°06'02" East, a distance of 60.52 feet; Thence, North 12°17'53" East, a distance of 67.63 feet;
Thence, North 03°53'30" East, a distance of 79.46 feet; Thence, North 38°07'47" East, a distance of 19.02 feet;
Thence, North 49°21'25" West, a distance of 80.33 feet; Thence, North 38°52'44" West, a distance of 43.89 feet;
Thence, North 88°55'27" West, a distance of 199.67 feet;
Thence, South 45°25'00" West, a distance of 35.41 feet to a point on the arc of a circular curve, concave to the West, having a radius of 734.00 feet and a central angle of 28°24'25", a radial line bears from said point North 88°23'40" West;
Thence, Southwesterly along the arc of said curve, an arc distance of 363.91 feet to a point on the West line of said Section 12-45-42;
Thence, North 04°29'07" East, along said West line, a distance of 624.38 feet to the **Point of Beginning**.

Said lands lying in Palm Beach County, Florida, and containing 905,527.16 square feet (20.788 acres) more or less.

Have caused the same to be surveyed and platted, as shown hereon, and do hereby dedicate as follows:

1. Public Street

Tract RW, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes. Subject to the restrictions set forth in ORB 23976, Pg. 459, in favor of the Lake Worth Drainage District.

2. Residential Access Street

Tract RW-2, as shown hereon, is hereby reserved for the Toscana Isles Master Property Owners Association, Inc., its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. Private Street

Tract RW-3, as shown hereon is hereby reserved for the Toscana Isles Master Property Owners Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Subject to the restrictions set forth in ORB 20468, Pg. 743, in favor of the Lake Worth Drainage District.

4. Water Management Tract

Tracts L-3 and L-4, as shown hereon, are hereby reserved for the Toscana Isles Master Property Owners Association, Inc., its successors and assigns, for stormwater management and drainage purposes, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 25673, Page 383, as modified by instrument recorded in Official Records Book 25741, Page 363, of the Public Records of Palm Beach County, Florida.

5. Drainage and Lake Maintenance/Access Easements

The drainage easement, as shown hereon, is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Toscana Isles Master Property Owners Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The lake maintenance and lake maintenance access easements, as shown hereon, are hereby reserved for the Toscana Isles Master Property Owners Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for the purpose of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize, for proper purposes, any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

6. Utility Easements

The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

7. Limited Access Easements

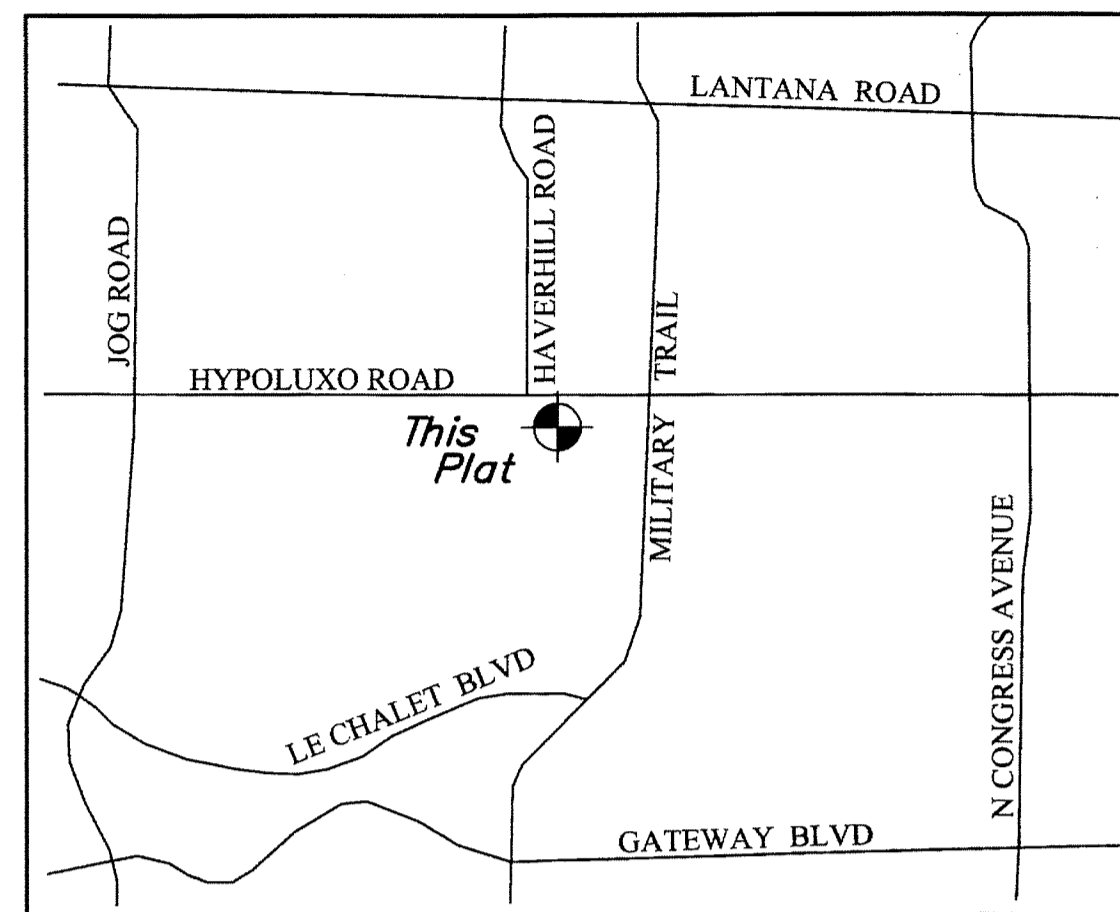
The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

8. Open Space

Tracts OS, OS-2 and OS-3, as shown hereon, are hereby reserved by Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said company, its successors and assigns, without recourse to Palm Beach County.

9. Development Parcel

Parcel MF, as shown hereon, is hereby reserved by Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, its successors and or assigns, without recourse to Palm Beach County. Subject to the restrictions set forth in ORB 20468, Pg. 743, in favor of the Lake Worth Drainage District.



Location Map
Not to Scale

Dedication and Reservations (Continued):

10. Development Parcel

Parcel CV, as shown hereon, is hereby reserved by Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Hypoluxo Acquisition, LLC, a Delaware Limited Liability Company, its successors and or assigns, without recourse to Palm Beach County. Subject to the restrictions set forth in ORB 20468, Pg. 743, and ORB 23976, Pg. 459 in favor of the Lake Worth Drainage District.

IN WITNESS WHEREOF, the above named Delaware Limited Liability Company, authorized to transact business in the State of Florida, has caused these presents to be signed by its Manager, and its company seal to be affixed hereto by and with the authority of its Board of Directors, this 15th day of March, 2013.

Witness: Jennifer Sedler
Print Name: Jennifer Sedler

Hypoluxo Acquisition, LLC
A Delaware Limited Liability Company
Authorized to transact business in Florida

Witness: Jonathan Reinbold
Print Name: Jonathan Reinbold

By: Ramzi Akel
Ramzi Akel, Manager

Acknowledgment:

State of Florida SS
County of Palm Beach

Before me personally appeared Ramzi Akel, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Manager of Hypoluxo Acquisition, LLC., a Delaware Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company, and that it was affixed to said instrument by due and regular company authority, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 15 day of March, 2013.

My commission expires: 6-6-2013

By: Elizabeth M Nero
Notary Public - State of Florida

Commission Number: DD 861686

Elizabeth M Nero
Print Name

Acceptance of Reservations:

State of Florida SS
County of Palm Beach

The Toscana Isles Master Property Owners Association, Inc., a Florida Corporation not for profit, hereby accepts the dedications or reservations to said association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, this 15 day of March, 2013.

Witness: Jennifer Sedler
Print Name: Jennifer Sedler

Toscana Isles Master Property Owners Association, Inc.
A Florida Corporation, not for profit

Witness: Jonathan Reinbold
Print Name: Jonathan Reinbold

By: RAMZI AKEL
President

Tabular Data
Toscana Isles P.U.D. - Plat I
Petition No. 2004-458

Total Area of this Plat	20.788 Acres
Area of Tract RW	0.803 Acres
Area of Tract RW-2	0.286 Acres
Area of Tract RW-3	0.722 Acres
Area of Parcel CV	1.855 Acres
Area of Parcel MF	12.241 Acres
Area of Tract L-3	2.588 Acres
Area of Tract L-4	2.140 Acres
Area of Tract OS	0.039 Acres
Area of Tract OS-2	0.041 Acres
Area of Tract OS-3	0.073 Acres

Acknowledgment:

State of Florida SS
County of Palm Beach

Before me personally appeared Ramzi Akel, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as President of Toscana Isles Master Property Owners Association, a Florida Corporation, not for profit, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 15th day of March, 2013.

My commission expires: 6-6-2013

By: Elizabeth M Nero
Notary Public - State of Florida

Commission Number: DD 861686

Elizabeth M Nero
Print Name

Title Certification:

State of Florida SS
County of Palm Beach

I, Mitchell A. Sherman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Hypoluxo Acquisition, LLC, a Delaware limited liability company; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: Feb. 26, 2013

By: Mitchell A Sherman
Mitchell A. Sherman, Esq.
Attorney At Law
Licensed in Florida

County Engineer:

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33 and in accordance with Section 177.071(2), Florida Statutes, this 27th day of March, 2013 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, in accordance with Section 177.081(1), Florida Statutes.

By: George T. Webb
George T. Webb, P.E.
Palm Beach County Engineer

Surveyor's Certificate:

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Dated: 3-15-13

By: Dennis J. Gabriele
Dennis J. Gabriele, P.S.M.
License No. LS5709
State of Florida

Hypoluxo Acquisition, LLC. 	Hypoluxo Acquisition, LLC. Notary 	Toscana Isles Master Property Owners Association, Inc. 	Association Notary 	Surveyor
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DJG Surveying and Mapping, Inc.
LB#7682
6750 NW 9th Court Margate, Florida 33063
Phone: (954) 675-7244 Email: djgsurvey@yahoo.com